colin ellis

Broadlands Drive,
Scarborough, YO13 9ET

Guide Price £215,000

Offered to the market with no onward chain, this well presented two bedroom semi-detached bungalow is situated in the ever-popular village of East Ayton and offers a fantastic blend of space, practicality and lifestyle.

A superb opportunity to acquire a ready-to-move-into home in a sought-after village setting.

2 | 1 | 1 | EPC C

PROPERTY DESCRIPTION

At the heart of the home is a bright and sociable open-plan kitchen/living area, designed for modern living. With plenty of room for both relaxing and entertaining, the space is enhanced by a stylish fitted kitchen, breakfast bar seating and an abundance of natural light.

The bungalow offers two generously sized bedrooms along with a contemporary bathroom, making it an ideal choice for downsizers, first-time buyers or those seeking single-level living.

Outside is where this property really stands out. A covered side driveway provides sheltered off-street parking and convenient access through to the rear, leading to a detached garage for additional storage or workshop use. The rear garden is designed for ease and enjoyment, featuring a private seating area and covered pergola, perfect for unwinding or hosting in all seasons.

OPEN PLAN KITCHEN / LIVING AREA

7.23 x 5.97 (23'8" x 19'7")

BEDROOM

3.78 x 4.81 (12'4" x 15'9")

BEDROOM

3.28 x 3.73 (10'9" x 12'2")

BATHROOM

2.12 x 2.33 (6'11" x 7'7")

Approximate total area(1)

803 ft²

74.6 m²

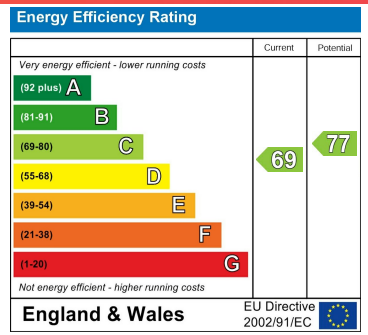
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Broadlands Drive - 18789196
Council Tax Band - C
Tenure - Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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